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Lomsey Close
CV4 9XT

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Nestled in the desirable area of Lomsey Close, Coventry, this impressive four/five bedroom detached home offers a perfect blend of space and comfort for modern family living. Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time. The layout of the home is thoughtfully designed, providing ample room for relaxation and socialising.

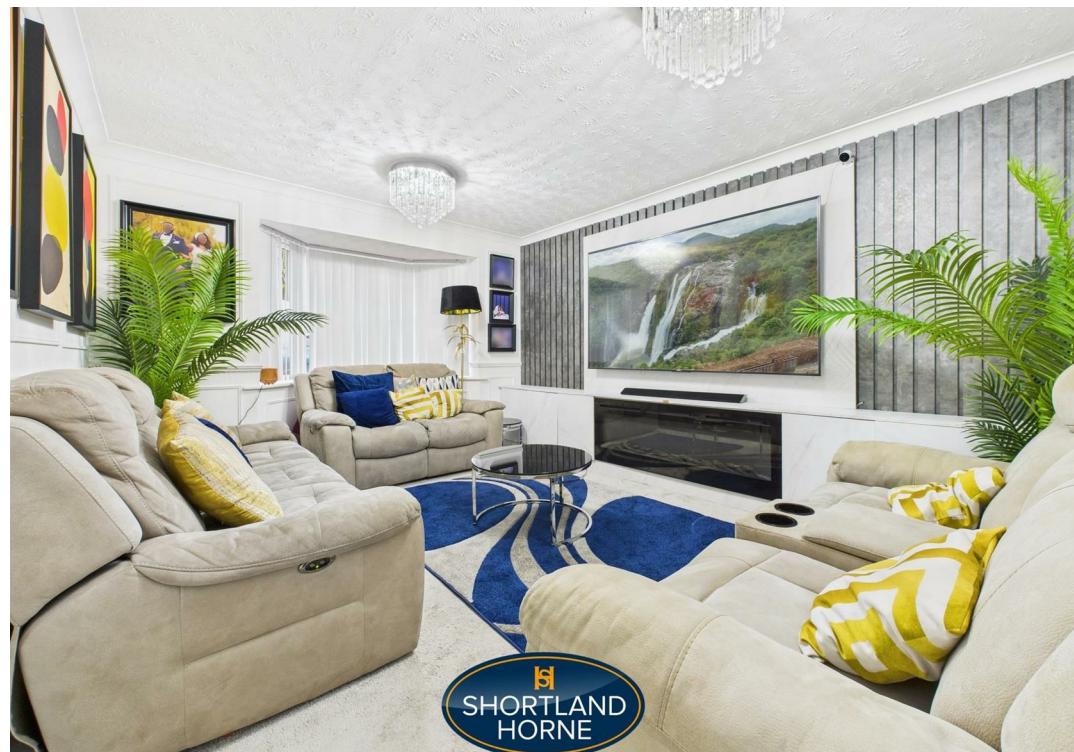
The property boasts five well-proportioned bedrooms, ensuring that everyone in the family has their own private space. With three bathrooms, including en-suite facilities, morning routines will be a breeze, alleviating the usual rush during busy weekdays.

A great feature of this home is the double garage, providing not only secure parking but also additional storage options for your convenience. The exterior of the property is equally appealing, with a well-maintained garden that offers a tranquil outdoor space for children to play or for hosting summer barbecues.

This detached house is perfect for families seeking a spacious and versatile home in a friendly neighbourhood. With its excellent location, you will find local amenities, schools, and parks within easy reach, making it an ideal choice for those looking to

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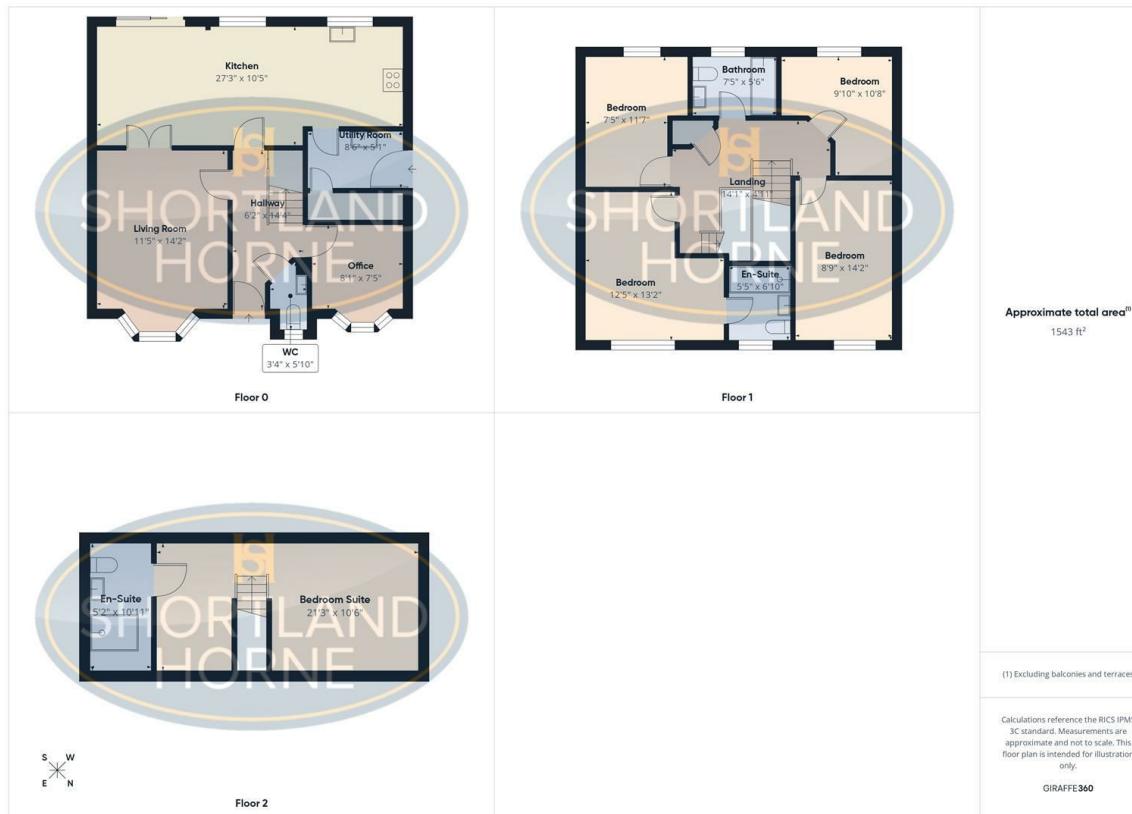




Dimensions

GROUND FLOOR	
Bathroom	2.26m x 1.68m
Entrance Hallway	1.88m x 4.37m
SECOND FLOOR	
Living Room	3.48m x 4.32m
Bedroom Five	6.48m x 3.20m
Office	2.46m x 2.26m
En-Suite	1.57m x 3.33m
Kitchen	8.31m x 3.18m
OUTSIDE	
Garage	
Utility Room	2.59m x 1.55m
W/C	
FIRST FLOOR	
Bedroom One	3.78m x 4.01m
En-Suite	1.65m x 2.08m
Bedroom Two	2.67m x 4.32m
Bedroom Three	3.00m x 3.25m
Bedroom Four	2.26m x 3.53m

Floor Plan



Total area: 1543.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

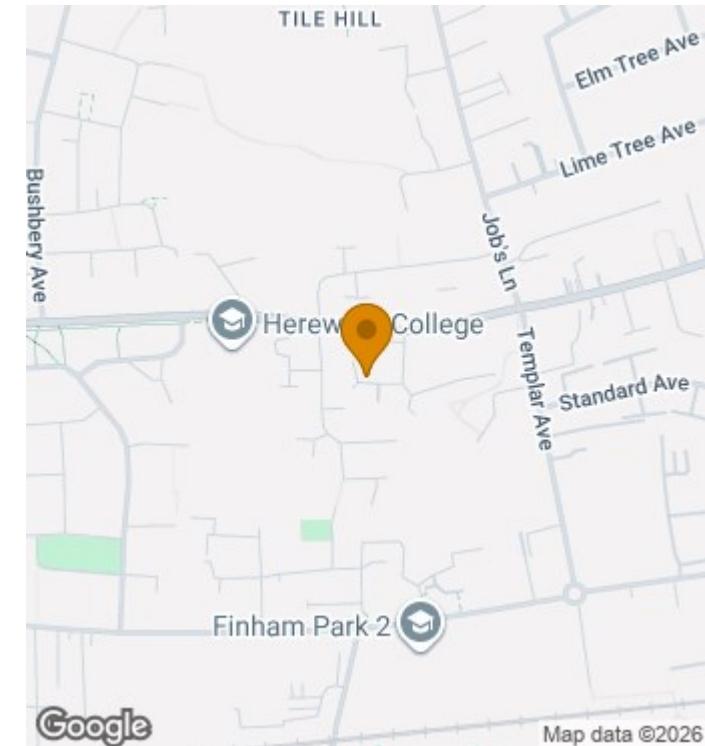
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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